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NEW MEXICO ENVIRONMENT DEPARTMENT

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BUTCH TONGATE
Cabinet Secretary
J.C. BORREGO
Deputy Secretary

Certified Mail – Return Receipt Requested

March 22, 2017

Mr. Mark Haley, Project Manager
Caja del Rio Holdings, LLC
8814 Horizon Boulevard
Albuquerque, New Mexico 87113

RE: Construction General Permit (CGP); SIC 1611; Compliance Evaluation Inspection; Senior Campus Caja del Rio; NPDES Permit NMU001931; March 8, 2017

Dear Mr. Haley:

Enclosed, please find a copy of the report for the above referenced inspection conducted by the New Mexico Environment Department (NMED) on behalf of the United States Environmental Protection Agency (USEPA), Region VI, conducted at a construction site for which you may be an “operator” (see Appendix A of the Construction General Permit). This inspection report will be sent to the USEPA in Dallas for their review. These inspections are used by USEPA to determine compliance with the National Pollutant Discharge Elimination System (NPDES) permitting program in accordance with requirements of the federal Clean Water Act (CWA).

You are encouraged to review the inspection report, required to correct any problems noted during the inspection and obtain permit coverage if you have not yet done so. A review of the electronic Notice of Intent database for both the 2012 and 2017 Construction General Permit did not show any permit coverage for Caja del Rio Holdings, LLC. Further, you are encouraged to notify Mr. Robert Houston, USEPA, 1445 Ros Ave., Dallas, TX 75202 and NMED (at the above address) regarding compliance with the CGP.

I wish to thank you for the assistance of Mr. Carlos Spiess and Mr. Augustine Diaz during this inspection. If you have any questions regarding this inspection report, please do not hesitate to contact Sandra Gabaldon at (505) 827-1041.

Sincerely,

/s/ Sarah Holcomb

Sarah Holcomb
Program Manager

Cc: Carol Peters-Wagnon, USEPA (6EN-AS) by email
Darlene Whitten-Hill, USEPA (6EN-WC) by email
Robert Houston, USEPA (6EN-WS) by e-mail
David Long, USEPA (6EN-WM) by e-mail
NMED District II, Robert Italiano by e-mail



Form Approved
OMB No. 2040-0003
Approval Expires 7-31-85

NPDES Compliance Inspection Report

Section A: National Data System Coding

Transaction Code	NPDES	yr/mo/day	Inspec. Type	Inspector	Fac Type
1 <input type="text" value="N"/> 2 <input type="text" value="5"/> 3 <input type="text" value="N"/> <input type="text" value="M"/> <input type="text" value="U"/> <input type="text" value="0"/> <input type="text" value="0"/> <input type="text" value="1"/> <input type="text" value="9"/> <input type="text" value="3"/> <input type="text" value="1"/> 11 <input type="text" value="1"/> 12 <input type="text" value="7"/> <input type="text" value="0"/> <input type="text" value="3"/> <input type="text" value="0"/> <input type="text" value="8"/> 17 <input type="text" value="C"/> 19 <input type="text" value="J"/> 20 <input type="text" value="1"/>					
<input type="text" value="C"/> <input type="text" value="O"/> <input type="text" value="N"/> <input type="text" value="S"/> <input type="text" value="T"/> <input type="text" value="R"/> <input type="text" value="U"/> <input type="text" value="C"/> <input type="text" value="T"/> <input type="text" value="I"/> <input type="text" value="O"/> <input type="text" value="N"/> <input type="text" value=""/>	<input type="text" value=""/>	<input type="text" value=""/>	<input type="text" value="A"/> <input type="text" value="C"/> <input type="text" value="R"/> <input type="text" value="E"/> <input type="text" value="S"/> <input type="text" value=""/>	<input type="text" value=""/>	<input type="text" value=""/>
Inspection Work Days	Facility Evaluation Rating	BI	QA	Reserved	
67 <input type="text" value=""/>	70 <input type="text" value="2"/>	71 <input type="text" value="N"/>	72 <input type="text" value="N"/>	73 <input type="text" value=""/>	74 <input type="text" value=""/>
<input type="text" value="1"/>	<input type="text" value=""/>	<input type="text" value=""/>	<input type="text" value=""/>	<input type="text" value=""/>	<input type="text" value=""/>
69				75	80

Section B: Facility Data

Name and Location of Facility Inspected (For industrial users discharging to POTW, also include POTW name and NPDES permit number) Senior Campus Caja del Rio Caja del Rio and NM 599 Santa Fe, NM 87507	Entry Time /Date 1040 Hours / March 8, 2017	Permit Effective Date February 16, 2017
	Exit Time/Date 1400 Hours, March 8, 2017	Permit Expiration Date February 16, 2022
Name(s) of On-Site Representative(s)/Title(s)/Phone and Fax Number(s) Augustine Diaz, Site Foreman	Other Facility Data 35°39'06.29 N -106°03'35.89" W SIC 1611	
Name, Address of Responsible Official/Title/Phone and Fax Number Caja del Rio Holdings, LLC 8814 Horizon Boulevard Albuquerque, NM 87113	Yes <input type="checkbox"/> No <input type="checkbox"/> * Contacted	

Section C: Areas Evaluated During Inspection

(S = Satisfactory, M = Marginal, U = Unsatisfactory, N = Not Evaluated)

<input type="text" value="U"/>	Permit	<input type="text" value="N"/>	Flow Measurement	<input type="text" value="N"/>	Operations & Maintenance	<input type="text" value="N"/>	CSO/SSO
<input type="text" value="M"/>	Records/Reports	<input type="text" value="N"/>	Self-Monitoring Program	<input type="text" value="N"/>	Sludge Handling/Disposal	<input type="text" value="N"/>	Pollution Prevention
<input type="text" value="S"/>	Facility Site Review	<input type="text" value="N"/>	Compliance Schedules	<input type="text" value="N"/>	Pretreatment	<input type="text" value="N"/>	Multimedia
<input type="text" value="N"/>	Effluent/Receiving Waters	<input type="text" value="N"/>	Laboratory	<input type="text" value="U"/>	Storm Water	<input type="text" value="N"/>	Other:

Section D: Summary of Findings/Comments (Attach additional sheets if necessary)

Please see further explanations for details of findings

Name(s) and Signature(s) of Inspector(s) Sandra Gabaldon /s/ Sandra Gabaldón	Agency/Office/Telephone/Fax NMED/SWQB/(505) 827-1041/(505) 827-0160	Date March 22, 2017
Signature of Management QA Reviewer /s/ Jennifer Foote Jennifer Foote, Municipal Team Lead	Agency/Office/Phone and Fax Numbers NMED/SWQB/(505) 827-0596/(505) 827-0160	Date March 22, 2017

Senior Campus at Caja del Rio
NPDES Compliance Evaluation Inspection
Construction General Permit
NPDES Permit NMU001931
Date of Inspection: March 8, 2017

Introduction:

On March 8, 2017, a Compliance Evaluation Inspection (CEI) was conducted at a >1 acre disturbed area at Caja del Rio and NM 599, in Santa Fe County, Santa Fe, New Mexico.

The inspector, accompanied by Daniel Valenta, NMED, met with Mr. Augustine Diaz, Site Foreman, and Mr. Carlos Spiess, Division Director of Sundance Mechanical and Utility Corp. at the property, presented credentials and explained the purpose of the inspection.

The purpose of this inspection was to document the facility's status regarding the NPDES stormwater permit program and stormwater regulations at 40 CFR Part 122.26. This report is based on review of the EPA eNOI (electronic Notice of Intent) database on-site observations by NMED personnel and verbal information provided by the construction site representatives.

Findings:

Caja del Rio Holdings, LLC., Owner, Senior Campus at Caja del Rio, did not obtain permit coverage under the NPDES permitting program for construction. Caja del Rio Holdings, LLC., is required to obtain such coverage as soon as possible.

Section 301 (a) of the Federal Water Pollution Control Act states that "Except as in compliance with this section and sections 302, 306, 307, 318, 402 and 404 of this Act, the discharge of any pollutant by any person shall be unlawful."

Per 40 CFR Part 122.26, storm water discharges associated with construction activity are required to obtain coverage under an NPDES permit. Large construction activity is defined in 40 CFR Part 122.26(b)(14)(x), as follows: "Construction activity including clearing, grading and excavation, except operations that result in the disturbance of less than five acres of total land area. Construction activity also includes the disturbance of less than five acres of total land area that is part of a larger common plan of development or sale if the larger common plan will ultimately disturb five acres or more."

40 Code of Federal Regulations Part 122.21(a) Duty to apply (1) states "Any person who discharges or proposes to discharge pollutants ...must submit a complete application to the Director in accordance with this section and part 124 of this chapter."

Potential stormwater contaminants such as Total Suspended Solids, Total Dissolved Solids, turbidity, and other pollutants need to be addressed through permit coverage and stormwater pollution prevention plans along with best management practices.